

NOW PRE-LEASING 2011 BINZ ST MUSEUM DISTRICT

2011 BINZ ST | HOUSTON, TEXAS 77004



AM-CRE

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PROPERTY HIGHLIGHTS

LOCATION 2011 Binz St
Houston, Texas 77004

AVAILABLE 200 SF - 7,000 SF

RATES Call for Pricing

PROPERTY HIGHLIGHTS

- ▶ **Premier Mixed-Use Opportunity in the Heart of Houston's Museum District**
- ▶ Now pre-leasing a newly reimagined mixed-use development at **2011 Binz Street**, ideally positioned in one of Houston's most vibrant and walkable neighborhoods. This property offers flexible space options suited for a wide range of uses, including retail, office, medical, professional services, and restaurant concepts.
- ▶ Located within walking distance of Rice University, the University of St. Thomas, and the METRORAIL, the site benefits from exceptional connectivity and a dense, high-income customer base. The property is also just minutes from the Texas Medical Center, Downtown Houston, Houston Zoo, Minute Maid Park, and many of the city's most popular dining and entertainment districts.

FLEXIBLE SPACE OPTIONS

- ▶ **Minimum suite size:** 200 square feet
- ▶ **Maximum contiguous space:** 7,000 square feet (1st floor: Up to 3,500 square feet
2nd floor: Up to 3,500 square feet)
- ▶ Configurations available for single tenants or multi-tenant layouts
- ▶ **Ideal for:**
 - Retail boutiques
 - Professional offices
 - Medical or wellness practices
 - Creative studios
 - Specialty services
 - Restaurant or café users (subject to approvals)



PRE-LEASING NOW

Secure space early in this highly anticipated redevelopment and customize your suite to fit your business needs.

Inquire now for availability, pricing, and build-out options.

LOCATION ADVANTAGES

- ▶ Prime Museum District address
- ▶ Walkable to universities, cultural institutions, and residential neighborhoods
- ▶ Direct access to METRORAIL transit
- ▶ Minutes to Texas Medical Center — the world's largest medical complex
- ▶ Convenient access to Downtown Houston and major freeways
- ▶ Near major sports and entertainment venues

HOUSTON DEMOGRAPHICS

2025 TOTAL POPULATION

1 MILE	3 MILES	5 MILES
20,425	198,658	466,470

DAYTIME POPULATION

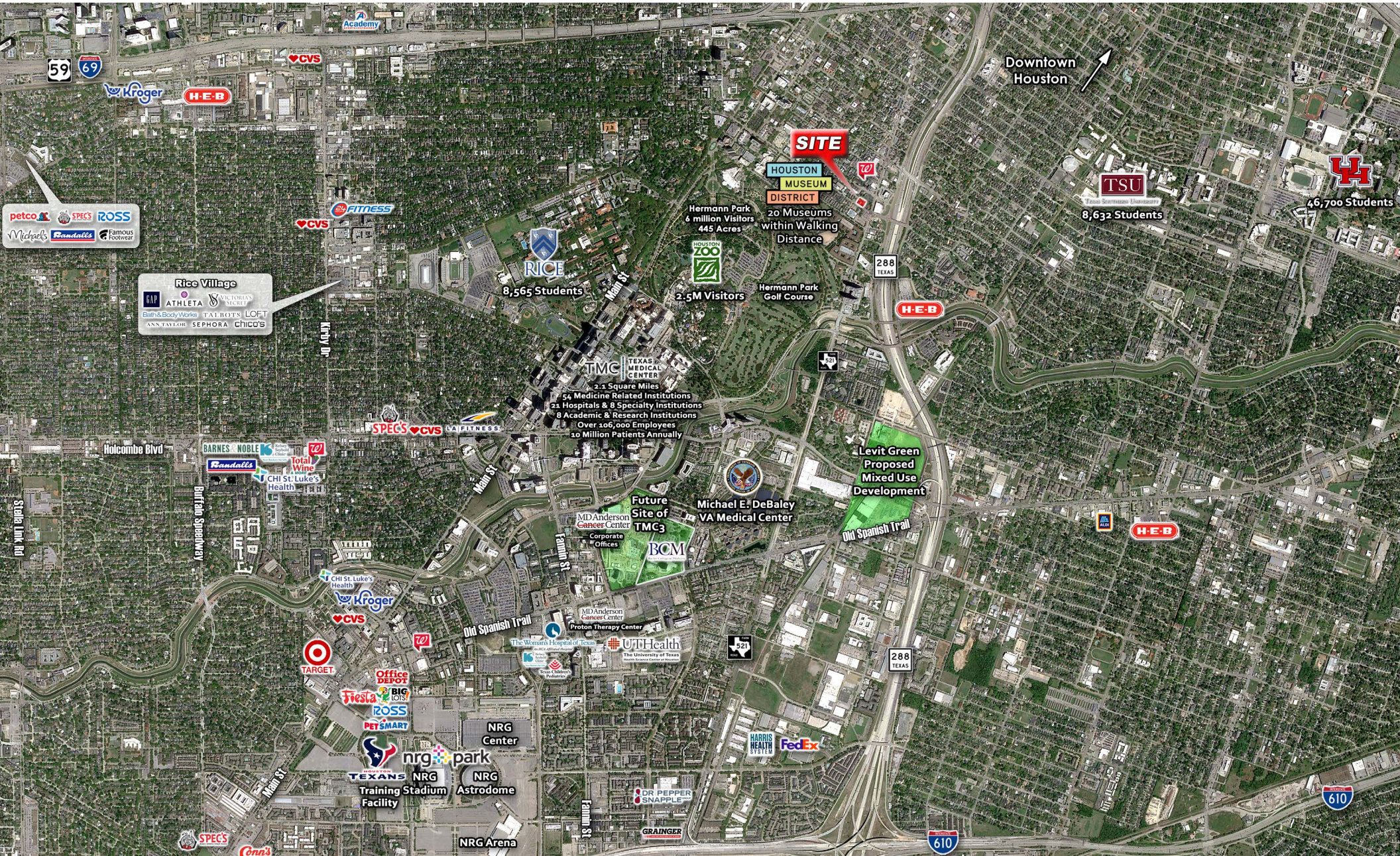
1 MILE	3 MILES	5 MILES
27,905	549,758	880,584

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$146,944	\$143,276	\$147,397



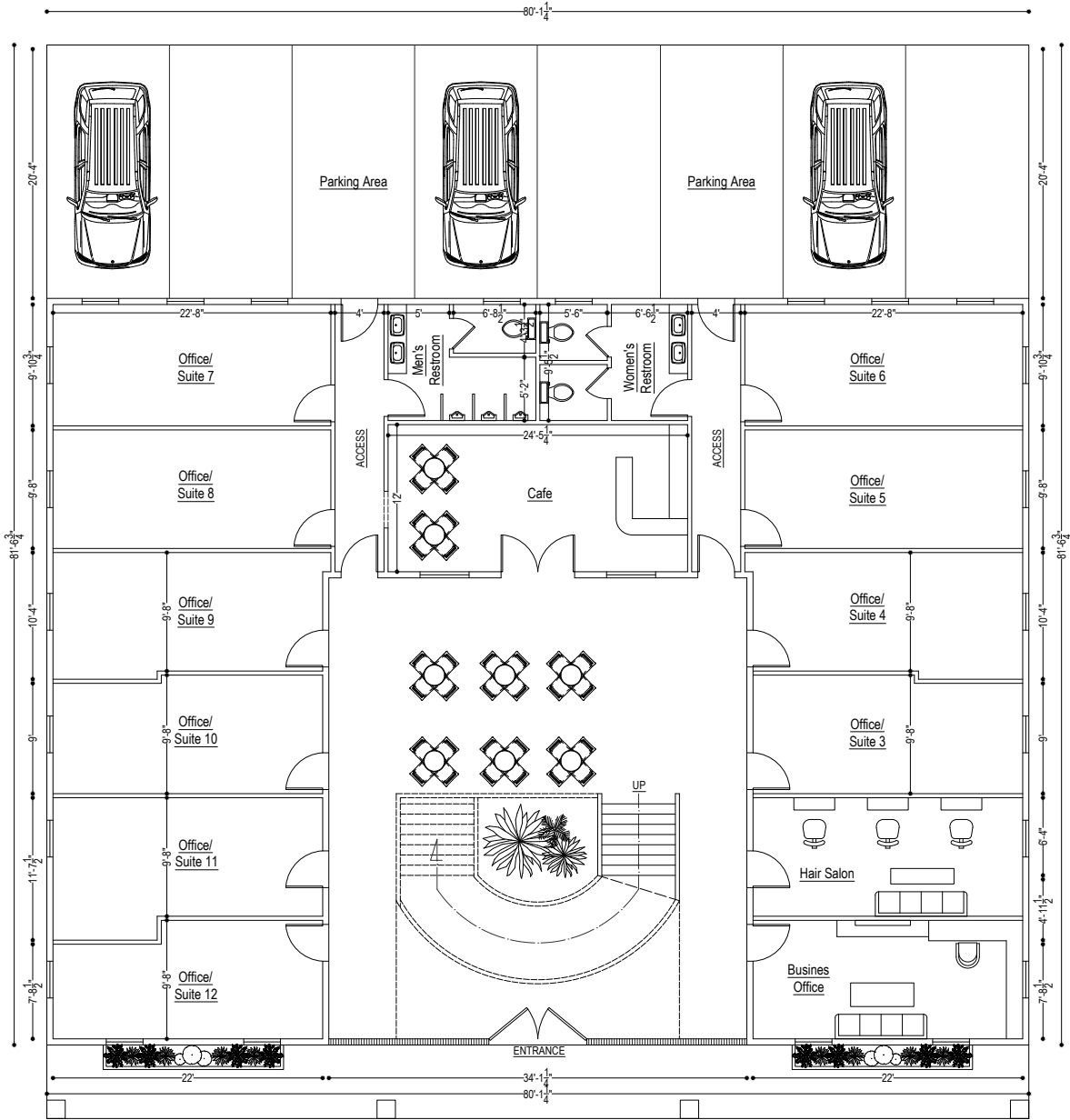
MARKET AERIAL



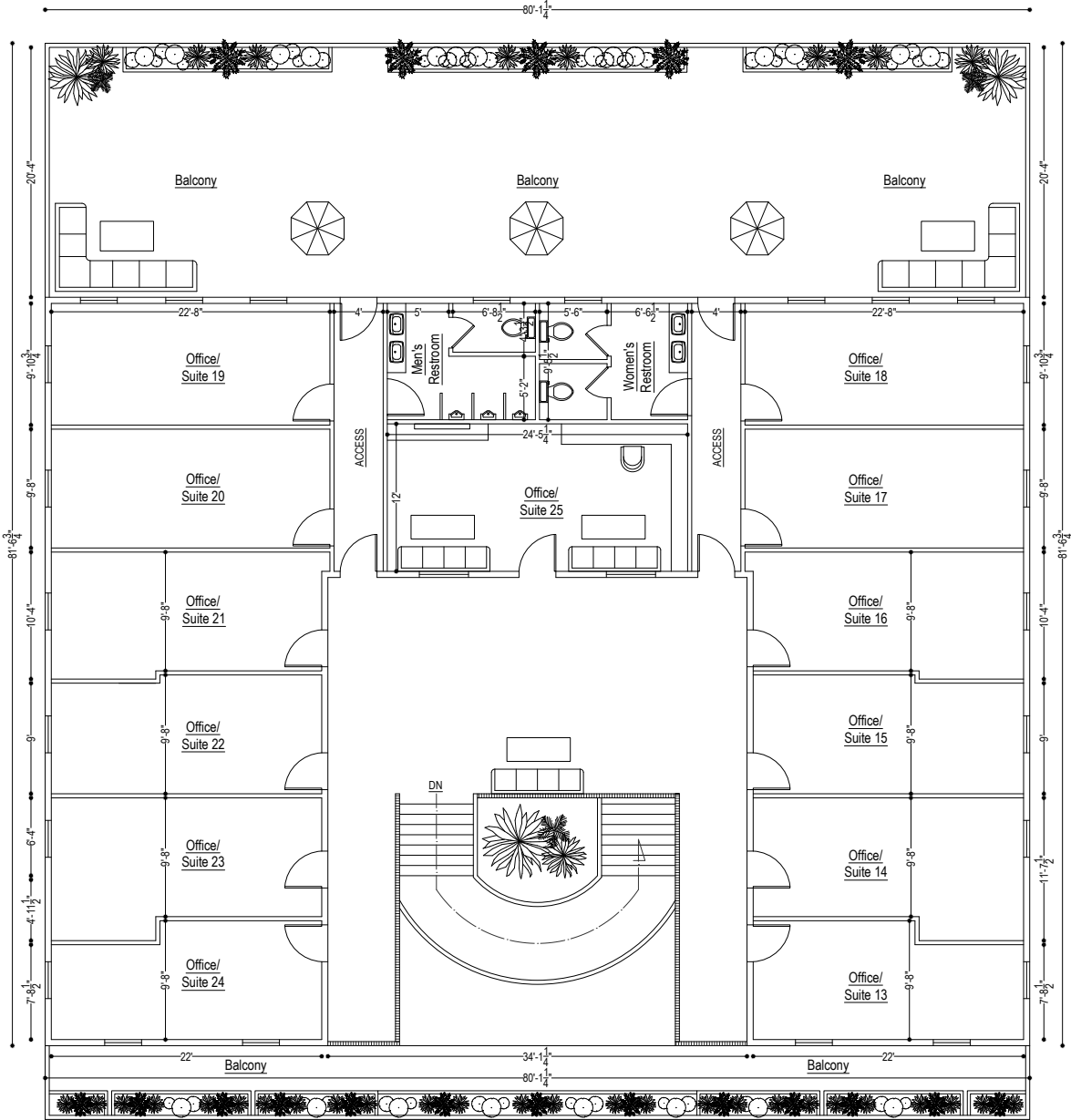
RENDERINGS



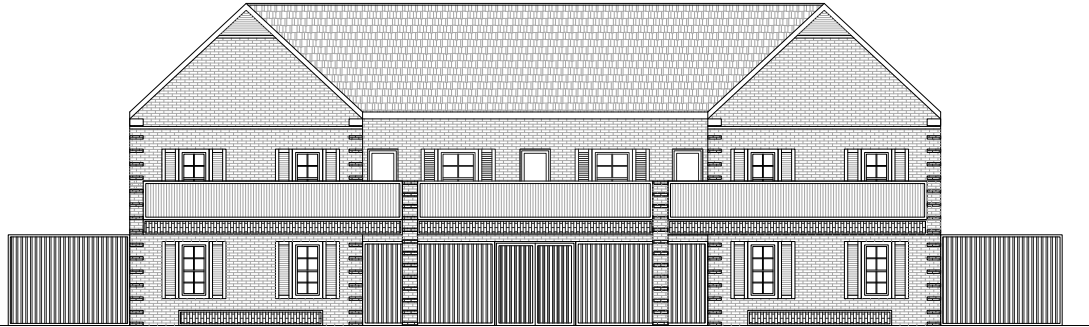
PROPOSED FIRST FLOOR PLAN



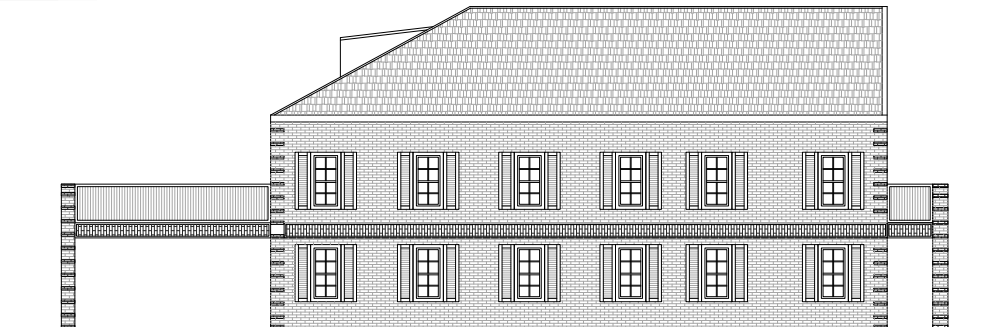
PROPOSED SECOND FLOOR PLAN



PROPOSED ELEVATIONS



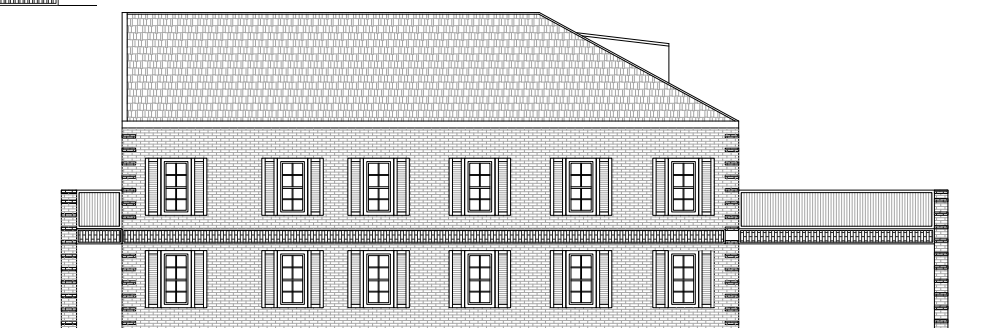
Proposed Front Elevation
Scale 1/6



Proposed Left Side Elevation
Scale 1/6



Proposed Rear Elevation
Scale 1/6



Proposed Right Side Elevation
Scale 1/6

